



**AGENDA OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, NOVEMBER 19, 2009 - 3:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE OCTOBER 22, 2009 MINUTES OF THE CITY OF LEESBURG
PLANNING COMMISSION MEETING

OLD BUSINESS

1. **PUBLIC HEARING CASE – CASE # 038-6-092409 – RAMBO STREET – VACATE**
REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION TO VACATE APPROXIMATELY 1.139 +/- ACRES OF RAMBO STREET IN A CITY P (PUBLIC) ZONING DISTRICT TO INCORPORATE THE PROPERTY INTO THE LEESBURG REGIONAL MEDICAL CENTER - MAIN HOSPITAL CAMPUS AND PROHIBIT LOCAL THROUGH TRAFFIC FOR A PROPERTY GENERALLY LOCATED NORTH OF DIXIE AVENUE, SOUTH OF PINE STREET AND EAST OF CHILDS STREET AS LEGALLY DESCRIBED. SEC. 25, TWP. 19S, RGE. 24E. **(CITY COMMISSION DATES - 1st READING ON DECEMBER 21, 2009 AND A 2ND READING ON JANUARY 11, 2010)**
2. **PUBLIC HEARING CASE # 052-1-102209 – L.C.S. TRANSPORTATION EXPANSION – REZONING**
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY .98 +/- ACRES FROM CITY CIP (COMMERCIAL/INDUSTRIAL PLANNED) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO EXPAND THE ADJACENT LAKE COUNTY SCHOOLS BUS MAINTENANCE FACILITY FOR A PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CENTER STREET AND MCCORMICK STREET IN SECTION 28, TOWNSHIP 19S, RANGE 24E **(CITY COMMISSION DATES - 1st READING ON DECEMBER 21, 2009 AND A 2ND READING ON JANUARY 11, 2010)**

NEW BUSINESS

1. **PUBLIC HEARING CASE # 059-1-111909 – NC LEESBURG (NORTH) – REZONING**
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 3.56 +/- ACRES FROM CITY C-2 (COMMUNITY COMMERCIAL) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO CURE THE UNDUE HARDSHIPS RESULTING FROM THE ACQUISITION OF PARCEL 113 ALONG WEST NORTH BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION THROUGH EMINENT DOMAIN FOR A PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF WEST NORTH BOULEVARD AND CITIZENS BOULEVARD IN SECTION 23, TOWNSHIP 19S,

RANGE 24E (CITY COMMISSION DATES - 1st READING ON DECEMBER 21, 2009 AND A 2ND READING ON JANUARY 11, 2010)

2. **PUBLIC HEARING CASE # 058-1-111909 – NC LEESBURG (SOUTH) – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 3.82 +/- ACRES FROM CITY C-2 (COMMUNITY COMMERCIAL) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO CURE THE UNDUE HARDSHIPS RESULTING FROM THE ACQUISITION OF PARCEL 114 ALONG WEST NORTH BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION THROUGH EMINENT DOMAIN FOR A PROPERTY GENERALLY LOCATED ON THE SOUTHERN CORNER OF WEST NORTH BOULEVARD AND CITIZENS BOULEVARD IN SECTION 23, TOWNSHIP 19S, RANGE 24E (CITY COMMISSION DATES - 1st READING ON DECEMBER 21, 2009 AND A 2ND READING ON JANUARY 11, 2010)

3. **PUBLIC HEARING CASE # 057-1-111909 – SALVATION ARMY – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 9.99 +/- ACRES FROM AN EXPIRED CITY PUD (PLANNED UNIT DEVELOPMENT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO DEVELOP A CHURCH /SOCIAL SERVICE AND YOUTH CENTER CAMPUS FOR A PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SOUTH STREET, WEST OF CABALLO ROAD IN SECTION 28, TOWNSHIP 19S, RANGE 24E (CITY COMMISSION DATES - 1st READING ON DECEMBER 21, 2009 AND A 2ND READING ON JANUARY 11, 2010)

4. **PUBLIC HEARING CASE # 054-3-111909 – CHATELAIN RESIDENCE – VARIANCE**

A REQUEST OF THE PLANNING COMMISSION TO GRANT A VARIANCE TO A 0.16 +/- ACRE LOT TO REDUCE THE REQUIRED FRONT SETBACK IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT FROM 30 FEET AS REQUIRED BY SECTION 25-280 TO 25.5 FEET; AND TO PERMIT CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITHOUT A GARAGE AS REQUIRED BY ORDINANCE 09-49, FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HARLEM AVENUE, EAST OF STINSON STREET AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19S, RANGE 24E (FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)

5. **PUBLIC HEARING CASE # 055-3-111909 – PAAPE RESIDENCE – VARIANCE**

A REQUEST OF THE PLANNING COMMISSION TO GRANT A VARIANCE TO A 0.16 +/- ACRE LOT TO REDUCE THE REQUIRED FRONT SETBACK IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT FROM 30 FEET AS REQUIRED BY SECTION 25-280 TO 25.5 FEET; AND TO PERMIT CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITHOUT A GARAGE AS REQUIRED BY ORDINANCE 09-49, FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HARLEM AVENUE, EAST OF STINSON STREET AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19S, RANGE 24E (FINAL

DECISION VOTED UPON BY THE PLANNING COMMISSION)

**6. PUBLIC HEARING CASE # 056-2-111909 – LAKE HARRIS CAFE –
CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION, TO GRANT A CONDITIONAL USE PERMIT IN A C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICT TO ALLOW THE USE OF A INTERNET CAFÉ/SWEEPSTAKES REDEMPTION ARCADE IN A RETAIL SPACE THAT IS APPROXIMATELY 2,640 SQUARE FEET LOCATED IN THE LAKE HARRIS SQUARE SHOPPING CENTER AT THE SOUTHWEST CORNER OF C.R. 48 AND U.S. HIGHWAY 27 AS LEGALLY DESCRIBED IN SECTION 14, TOWNSHIP 20S, RANGE 24E **(FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)**

7. PUBLIC HEARING CASE # 061-0-111909 – (EAR) EVALUATION AND APPRAISAL REPORT

PRESENTATION BY STAFF OF THE (EAR) EVALUATION AND APPRAISAL REPORT.

8. PUBLIC HEARING CASE # 046-0-102209 – HIGHLAND LAKES WATER WELL #2 – SMALL SCALE COMPREHENSIVE PLAN

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL SCALE COMP PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN EXPANSION TO CITY INSTITUTIONAL OF APPROXIMATELY 1.11+/- ACRES, FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, WEST OF NEWCOMBE CIRCLE IN SECTION 24, TOWNSHIP 20S, RANGE 24E **(POSTPONED UNTIL THE JANUARY 21ST PLANNING COMMISSION MEETING)**

9. PUBLIC HEARING CASE # 048-1-102209 – HIGHLAND LAKES WATER WELL #2 – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 1.11 +/- ACRES FROM COUNTY PUD (PLANNED UNIT DEVELOPMENT) TO CITY P (PUBLIC) AS A RESULT OF A PENDING ANNEXATION APPLICATION (CASE # 047-4-102209) FOR A PROPERTY OWNED BY THE CITY OF LEESBURG THAT IS NOW CONTIGUOUS TO THE CITY LIMITS. THE PROPERTY IS GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, WEST OF NEWCOMBE CIRCLE IN SECTION 24, TOWNSHIP 20S, RANGE 24E **(POSTPONED UNTIL THE JANUARY 21ST PLANNING COMMISSION MEETING)**

ANNOUNCEMENTS

- 1. THE NEXT SCHEDULED MEETING OF THE LEESBURG PLANNING COMMISSION IS DECEMBER 17, 2009.**

ADJOURNMENT

NOTICE: "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 – "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.